

SHOP TO LET

6 Cross Cheaping,
Coventry, CV1 1HG



LOCATION

The premises are located in a prominent trading position on Cross Cheaping, close to its junction with Ironmonger Row. The premises are located adjacent **The Money Shop** and **Contract Options** with other nearby occupiers including; **Greggs, McDonalds, KFC, JD Wetherspoon** and **Primark**.

DESCRIPTION

The premises are arranged over ground, first and second floors.

There are W.C. facilities located at second floor level.

ACCOMODATION

The premises comprise of the following approximate floor areas and dimensions:

Internal Width (max):	6.04m	17'7"
Ground Floor Sales:	57.32m²	617 sq ft
Ground Floor Store:	4.27m²	46 sq ft
First Floor:	27.78m²	299 sq ft
Second Floor:	43.19m²	465 sq ft

TENURE

The premises are to be made available by way of a new Full Repairing and Insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

PLANNING

The premises benefit from A2 planning consent but are considered suitable for a variety of uses - subject to obtaining the necessary planning consent.

EPC

Energy Performance Asset Rating of the premises currently falls within category C (54).

A copy of the Energy Performance Certificate can be made available upon request.

RENT

£27,500 per annum exclusive of rates, service charge and VAT

SERVICE CHARGE

The current service charge is approximately £2,395 per annum.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE **£22,500**
(2017 Assessment)

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWINGS

Strictly by appointment with the Sole Retained Agents

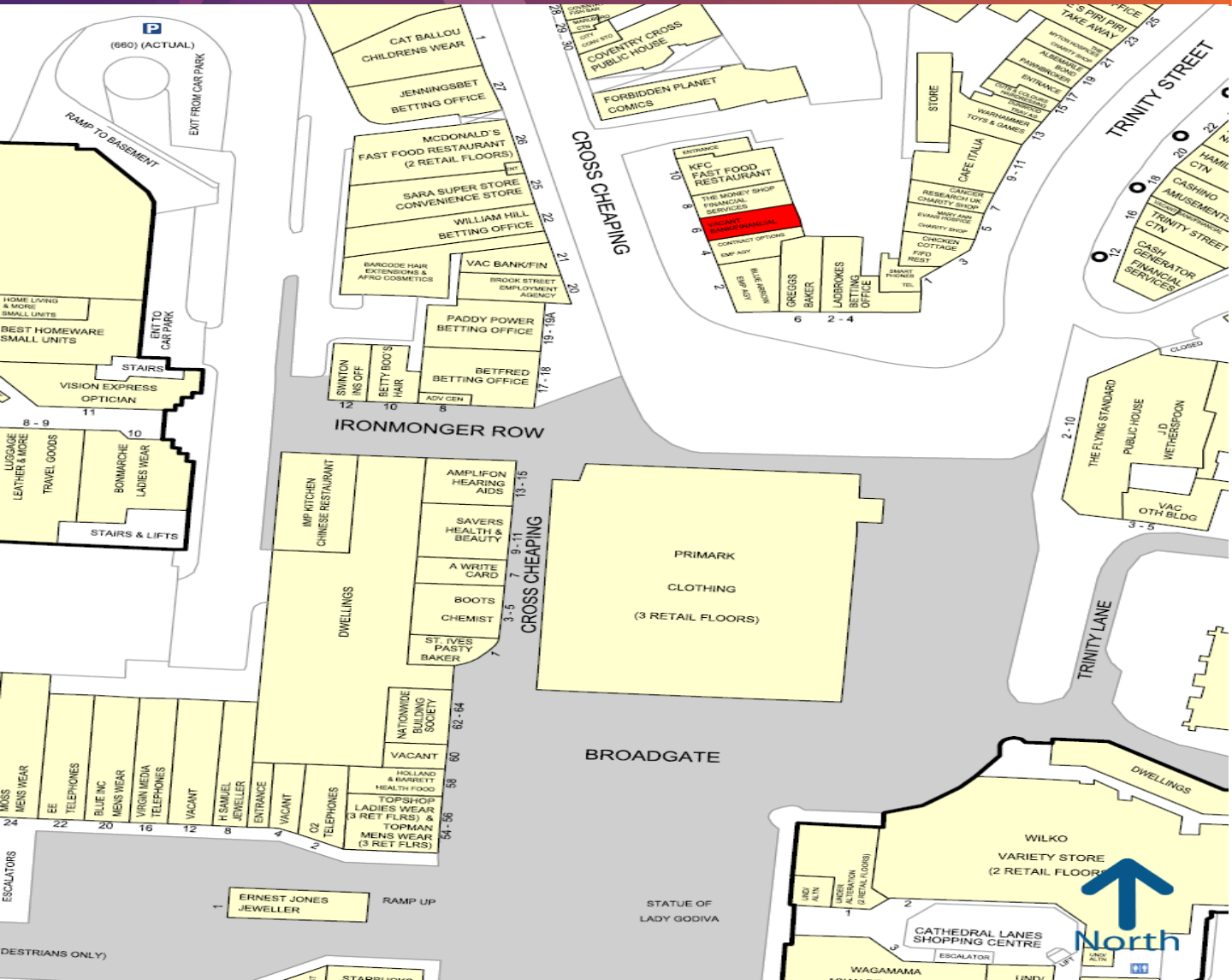
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**

Details correct at the time of print July 2018


CREATIVE RETAIL
PROPERTY CONSULTANTS

SHOP TO LET

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